



Havelock Street, Desborough **Freehold** £185,000 O.I.E.O.

**Pattison
Lane**

Key Features

2 1 D A

- Two Bedroom Cottage
- Front and Rear Gardens
- Downstairs WC
- Utility Area
- Study

Tucked away in the heart of Desborough this fantastic character home has gardens to both the front and rear. Further highlights include a ground floor WC/utility room, a study, a refitted kitchen diner and a cosy living room. Viewing advised.



ENTRANCE

Reached via main front door. Stairs rising to first floor landing.

LOUNGE 12' plus recess x 13' (3.65m x 3.96m)
Window to front aspect. Period feature fireplace.

KITCHEN / BREAKFAST ROOM 12'11 x 8'11
(3.93m x 2.71m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and rising upstands. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Window to front aspect.

STUDY 11'6 x 6' (3.50m x 1.82m)

Window to rear aspect. Under stairs storage cupboard.

REAR HALL

Doors to rear garden and utility room.

UTILITY ROOM 6'11 x 6'8 (2.10m x 2.03m)

Storage cupboard and work surface area. Plumbing and space for washing machine and tumble dryer. Wash hand basin and WC. Window to rear aspect.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

FIRST FLOOR LANDING

Doors to bedrooms and shower room.

BEDROOM ONE 12'10 x 13' (3.91m x 3.96m)

Window to front aspect.

BEDROOM TWO 12'11 x 9' max (3.93m x 2.74m)

Window to front aspect.

BATHROOM

Four-piece suite comprising a panelled bath, corner shower enclosure, wash hand basin and WC. Window to side aspect.

FRONT GARDEN

Frontage with a laid to lawn, paved area and shrubs.

REAR COURTYARD

Mainly laid to decking for low maintenance.

To view this property call Pattison Lane on:
01536 430527

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 430527

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL101227 - 0006

